

**Black Point Beach Club Association
Board of Governors
Minutes of Regular Meeting
Friday, June 26, 2015
6:30Pm**

A Regular Meeting of the Black Point Beach Club Association Board of Governors was held on Friday, June 26, 2015 at 630 p.m. in the Black Point Beach Club Association Clubhouse located at 6 Sunset Avenue in Niantic, Connecticut.

Present: Mary Cahill, Chair; Kevin Callahan, Vice Chair; Brendan Fox, Jim Pillion, Robin Murdock-Meggers and Bob Shea.
Also Present: Tom Sheehan, Association Manager; Carolyn Boyle, Treasurer; Ruth Ames, Tax Collector; Maureen Lowney, Secretary

1. Call meeting to order; Attendance

Ms. Cahill called the Regular Meeting of the BPBCA Board of Governors to order at 6:30 p.m. A Quorum was present

- a. Approval of Minutes of May 22, 2015 Regular Meeting**
- b. Approval of Minutes of May 23, 2015 Annual Meeting**
- c. Approval of Minutes of May 23, 2015 Organizational Meeting**

Ms. Cahill called if there were any omissions or corrections on these minutes. There being none she called for a motion to accept the minutes.

**** Motion [1]**

Mr. Pillion made a motion to approve the minutes of the Regular Meeting held on May 22, 2015, the Annual Meeting held on May 23, 2015, and the Organizational Meeting held on may 23, 2015 as presented. Mr. Shea seconded the motion.

Vote: 6 - 0 - 0. Motions passed.1

2. Public Comment

Ms. Kim Craven, 43 East Shore Drive, commented that the Boat Ramp has holes in the concrete. Beach Security needs to sit in the middle of beach at Sea Breeze and not behind the wall. Also asked if Beach Security could sweep piers and clean stairs.

Ms. Sandy Adams, 26 Whitecap Road asked if the plants at the Whitecap parking lot could be trimmed and maintained as they are overgrown.

Ms. Kim Craven, 43 East Shore Drive, asked why there is a sign saying not to walk on the jersey barriers.

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3. Reports

- Association Manger's Report - Tom Sheehan**

Mr. Sheehan presented his report (see attached). Mr Sheehan spoke about the need for a surveillance system on the club house grounds.

Ms. Cahill asked for discussion and motion from the Board Members regarding the surveillance system for the club house grounds.

**** Motion [2]**

Dr. Fox made a motion to approve the purchase of a surveillance system for the clubhouse and to accept the Association Manger's Report. Mr. Callahan seconded the motion.

Vote 6 - 0 - 0. Motion Passed

• **Treasurer's Report - Carolyn Boyle**

Ms. Boyle presented the final report of the current fiscal year, though bills may come in through June 30, 2015. Income from Fees and Donations was higher than projected due to increase in Zoning applications. Overall, income was \$3,035.00 higher than budgeted. We received \$19,909.00 for selling the right of way on Sea Spray. We are under budget for expenses. We are anticipating more bills but we are not expected to exceed the budget. We did not have to take money out of the contingency fund. We took money from the sale of the right of way for the new shed and concrete slab. The Net Income total is \$42,722.00. The Bank Balances as of 6/1/2015: Checking and Sweep: \$108,802.00 and the Long Term Capital Acct: \$77,454.00.

Ms. Cahill called for a motion to accept the financial report.

**** Motion [3]**

Mr. Callahan made a motion to accept the Treasurer's financial report. Mr. Pillion seconded the motion.

Vote: 6 - 0 - 0. Motion Passed.

• **Tax Collector - Ruth Ames**

Ms Ames reported that four properties are behind in their taxes from last year total amount of \$1,141.62. Liens have been placed on those properties. For the fiscal year 2015-16 \$209,098.78 is to be collected. To date \$98,774.19 has been collected.

• **Chair's Report - Mary Cahill**

Ms. Cahill reported that the beaches are in perfect condition. The club house, tennis courts, playground, right of ways and boat launch, beach are assets to the association and need to be maintained.

• **Ex Officio to Zoning - Mary Cahill**

Ms. Cahill asked Mr. Jim Pillion if he would serve as the Ex Officio to Zoning. Mr Pillion accepted the appointment. Ms. Cahill asked the secretary to send a letter to Mr. Ned Cosgrove informing him of Mr. Pillion's appointment.

- **Ex Officio to the Zoning Board of Appeals - Mary Cahill**

Ms. Cahill asked Ms. Robin Murdock-Meggers if she would serve as the Ex Officio to Zoning Board of Appeal. Ms. Robin Murdock-Meggers accepted the appointment. Ms, Cahill stated that the Zoning Board of Appeals needs to be reformed. She asked the secretary to give her copy of the roster. Ms. Cahill will contact the past members of the Zoning Board of Appeals.

4. New Business

Mr. Callahan an his committee and other members met with Michael Grzrwinski from the DEEP on July 24, 2015 in regards to the boat launch. Mr. Grzrwinski stated that there would not be a problem with the DEEP as long as we stayed within the footprint of the boat launch. He suggested using precast concrete instead of poured concrete. The next steps for repair of the launch are: Plans from Engineers, Permit from DEEP, Bids from Contractors, then the Board of Governors will work out the Finances to pay for the project.

5. Old Business

Ms. Cahill ask Mr. Sheehan how many kayak racks we have and asked where they were located. After much discussion about the cost and where to put additional racks it was decided to postpone the decision till next year.

Mr. Callahan spoke with Ms. Farley regarding trees on her property line. One tree is on her property and the other is half on her property and half in the right of way. Ms. Cahill said that Ms. Farley could take down the branches in question at her expense.

6. Communications

Made available (log attached)

7. BOG Response

Mr. Sheehan told Ms Craven that the signs on the jersey barriers were home made, he did not know who put them there but had them removed earlier today. Mr. Sheehan will talk to the guards about where they sit at the Sea Breeze Beach. The guards cannot sweep the piers due to geese droppings on the pier you can,t sweep them into the water. The sand by the Jersey barriers has to be removed by Mike Nebelung with his equipment as the sand is to heavy to move by hand.

Mr. Pillion suggested that we hire someone to maintain the plantings on Whitecap at the parking lot. Ms. Cahill asked Mr. Sheehan to see that this was done.

8.Executive Session

**** Motion [4]**

Mr. Pillion made a motion that the Board enter Executive Session at 8:00Pm to discuss personnel matters. Dr. Fox seconded the motion.3

Vote 6 - 0 - 0

**** Motion [5]**

Mr. Pillion made a motion to exit Executive Session at 8:50p.p. and return to the Regular Meeting with no action taken. Mr, Callahan seconded the motion.

9. Adjournment

There being no further business before the Board, Ms. Cahill called for a motion to adjourn.

**** Motion [6]**

Mr. Shea made a motion to adjourn the BPBCA Board of Governors Regular Meeting of June 26, 2015 at 9:00p.m. Dr. Fox seconded the motion.

Vote: 6 - 0 - 0. Motion passed.

Respectfully submitted,

Maureen Lowney, Secretary

Manager's Monthly Report

June 26th, 2015

1. Michael Grzrwinski , Senior Environmental Analyst Long Islad Sound Programs, from the DEEP, met with the Board of Governors on Wednesday, June 24th, 2015 to discuss the Sea View Boat Ramp. This meeting was the first logical step for discussions involving any alterations to the boat ramp. We appreciated Mike's input, and board member Kevin Callahan will be the committee chairperson for this project.
2. I was notified by several parents of discovering "ticks" on their children, as well as themselves after spending time at the clubhouse playground. I contacted 2 landscaping firms regarding this issue. I signed a contract with Jordan Brook Landscaping on Tuesday, June 23rd, 2015. The clubhouse grounds received their first spraying on Wednesday, June 24th, 2015. 3 treatments per year are required due to the tick's life cycle. In addition, Jordan Brook treated the entire perimeter of the playground area for poison ivy infestation.
3. Incidents of vandalism have occurred over the past 2 weeks, with graffiti on the clubhouse grounds, street signs being bent, new tobacco free sign being stolen, and banging on people's doors after dark. At the request of the BOG, I researched the costs of a video surveillance system for the clubhouse. I will present the specifics to the BOG. This system will include an IP address, which the ELPD will be able to access 24/7. The cost should not exceed \$3,800, which includes equipment, electrical and installation. Ongoing costs will be approximately \$60 per month, with a 2-year contract for WI-FI services. I recommend the BOG approve this expenditure this evening.
4. All preparations for the 4th of July picnic are in place. The only thing missing is volunteer workers to make this event a success

it has always been. Last year's food and beverage costs exceeded \$2,100, and I expect that number to increase this year. When you include the tent, and grill rentals, this year's expenses will probably exceed \$3,000. Parade specifics will be in the Black Pointer.

5. Beach Patrol started on Monday, June 22nd, 2015, and weekend police coverage will start Friday, June 26th, 2015.

Regards,

Tom Sheehan
Association Manager

Black Point Beach Club
6 Sunset Avenue, Niantic CT 06357
Secretary's Log 2015
for June 26, 2015 Regular Meeting

Date	To	From	Matter	Format
05/22/2015	BOG	j. Kelly	Secretary position	e-mail
05/24/2015	BOG	C. Chapin	Boat Ramp	e-mail
05/24/2015	BOG	J. Williams	Secretary position	e-mail
05/25/2015	bpbsec	j.h. hunicke	Information on annual meeting, programs & budgets	e-mail
05/26/2015	BOG	Silver	Stop sign	email
05/26/2015	T. Sheehan	E. Bedard	contact information	e-mail
05/28/2015	T. Sheehan	C. Special	Emergency Contact List	e-mail
05/29/2015	L. Blais/ EL Town clerk	C. Special	Minutes from BOG and Annual meeting	e-mail
06/05/2015	BOG	C. Colangelo	Follow up to paddle board racks	email
06/08/2015	BOG	anonymous	Golf Cart	USPS
06/09/2015	Mary Cahill	P.Liashek	South Beach Pier PVC pipes	e-mail
06/12/2015	C. Special	A. Baril	Tax bill & Beach stickers	e-mail
06/13/2015	R. Ames	C. Special	A. Baril Tax bill and Beach stickers	e-mail
06/15/2015	L. Blais/ EL Town clerk	M. Lowney	Agenda for BOG regular meeting	e-mail
06/17/2015	M. Lowney	S. Chodorov	Copy of Rules & Regulations	e-mail
06/18/2015	M. Lowney	B. Johnston	zoning questions -agenda and bushes	e-mail
06/19/2015	M. Lowney	B. Johnston	communication log	e-mail
06/19/2015	BOG	B. Johnston	bushes corner of Seacrest & Sunrise	USPS
06/26/2015	M. Lowney	B. Johnston	accessing minutes on web site	email